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**MINUTE 3 OF THE EXPERT PANEL**  
**Request for Information –**  
**The Point Mission Bay [FTAA-2511-1133]**  
**(5 March 2026)**

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[1] On 27 February 2026, the Panel held a Project Overview Conference and undertook a Site visit. In the course of the Project Overview Conference, the Panel engaged with the Applicant and Council in relation to a range of matters of interest to the Panel. The Panel thanks the Applicant and Council for their responses to the questions that the Panel raised.

[2] At the Conference, the Panel indicated that a formal request for information would follow in relation to those matters. The purpose of this Minute is to request that information under section 67 of the Fast-track Approvals Act 2024.

[3] The information requested by the Panel seeks clarification on the following matters:

- (a) Status of the reserve revocation process; and
- (b) The Applicant's assessment of the visual and landscape effects of the Proposal and how it is assessed under the AUP(OP) Terraced Housing and Apartment Zone provisions; and
- (c) The cultural narrative for the design; and
- (d) The Applicant's assessment of regional benefits.

**Status of the reserve revocation process**

[4] At the Project Overview Conference, the Applicant explained that the resource revocation process had progressed from what had been described in the application documents and that the reserve status for the existing walkways that extend through the site has now been formally revoked.

[5] For completeness, the Panel requests that the Applicant provides a written statement that explains the current status of the existing walkways and proposed walkways to ensure that all parties that are invited to comment understand the status of this aspect of the Development.

**Clarification regarding the Applicant's assessment of the visual and landscape effects of the Proposal and how it is assessed under the AUP(OP) Terraced Housing and Apartment Zone (THAB) provisions**

[6] During the Project Overview Conference, the Panel asked the Applicant's landscape and planning experts<sup>1</sup> questions about how they had approached their respective assessments of the visual effects of the Proposal and how the Proposal had been assessed under the THAB provisions of the AUP(OP).

[7] These questions arose from the Panel's initial review of the application material and its identification that it was not entirely clear to the Panel how the experts had considered intensification of the surrounding environment (either which has been occurring to date, or which might occur in the future) in the landscape visual, urban design and planning assessments.

[8] The explanation provided by the planning and landscape experts at the Conference highlighted to the Panel that it would be assisted if the respective planning and landscape experts provide this further explanation in writing to the Panel. The Panel requests that this is provided in the form of a supplementary statement which clearly explains how, and to what extent, the following matters have informed their assessment(s):

- (a) The pattern of intensification that has occurred recently in the area.
- (b) Intensification of the surrounding area currently enabled by permitted activities; and
- (c) Intensification of the surrounding area enabled as restricted discretionary activities; and
- (d) Proposed intensification identified in Plan Change 120.

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<sup>1</sup> The Panel notes that Ms Rachel De Lambert did not attend the Conference.

[9] The above explanation should include appropriate reference to the relevant objectives and policies of the THAB zone, and to the extent relevant the objectives and policies of the adjacent Mixed Housing Suburban zone.

**The cultural narrative for the design**

[10] During the Project Overview Conference, the Applicant's team explained the design methodology, the importance of the cultural narrative that underpins the design and the importance of restoring the mana of this site. The Panel found this explanation to be of interest.

[11] The Panel would be assisted if the Applicant could provide a further explanation as to how the Project design, in terms of the overall approach to its height, bulk and massing, are important mana enhancing features of the Proposal from the perspective of Ngāti Whātua Ōrākei.

**Clarification regarding the Applicant's assessment of regional benefits.**

[12] The Panel seeks clarification from the Applicant to better understand the benefits of the proposal for Ngāti Whātua Ōrākei and how these may be considered locally or regionally significant benefits. This question is asked in the context of the Panel's consideration of the Proposal in light of section 3 of the Fast-track Approvals Act 2024.

**Time frame for response to Minute 3**

This information is required to be provided to the EPA by close of business Friday 13 March 2026.



Daniel Minhinnick  
The Point Mission Bay Expert Panel Chair